

Mortgage Foreclosure Auction - Current Sales								
Sale Date	Case No.	Address	City	Minimum Bid	Appraised Value	Status	Attorney Name	Attorney PX
01/15/21	19CV0386	925-927 CLIFTON AVENUE	Springfield	16,667.00	25,000.00	Open	Scott A. Liberman	937-223-1201
01/15/21	19CV0359	609 E. CASSILLY STREET	Springfield	23,333.00	35,000.00	Open	Robert R. Hoose	330-436-0300
01/15/21	20CV0230	4948 TEMPLE STREET	Springfield	33,334.00	50,000.00	Open	Robert R. Hoose	330-436-0300
01/15/21	20CV0270	3689 WEST NATIONAL ROAD	Springfield	40,000.00	60,000.00	Open	Robert R. Hoose	330-436-0300
01/15/21	19CV0529	1024 N. BURNETT ROAD	Springfield	43,334.00	65,000.00	Open	Robert R. Hoose	330-436-0300
01/15/21	20CV0012	731 STANTON AVENUE	Springfield	43,334.00	65,000.00	Open	James L. Sassano	216-360-7200
01/15/21	20CV0117	54 S. WILLIAMS STREET	S. Charleston	53,334.00	80,000.00	Open	David T. Brady	216-373-1001
01/15/21	20CV0059	6538 DIALTON ROAD	Springfield	56,667.00	85,000.00	Open	Kyle E. Timken	614-222-4921
01/15/21	20CV0046	6584 SOUTHERN VISTA DR.	Enon	66,667.00	100,000.00	Open	W.D. Shane Latham	937-325-7058

**\*PROVISIONAL SECOND SALE DATE WILL BE ON JANUARY 8TH, 2021**

Active = still set for sale

Cancel = sale cancelled by the Court

The auction will start promptly at **10:00 AM** in the lobby of the Common Pleas Courthouse, 101 North Limestone Street, Springfield, Ohio.

### **PROPERTY INFORMATION**

The Sheriff's Office nor any affiliates have access to the inside of the properties including appraisals for bank loans. Buyer beware the property is bought "**as is**" without any warranties or guarantees. It is the responsibility of the buyer to check the property for back taxes, delinquent utility bills, liens, and/or any additional cost associated with the property. Any outstanding utility bills may be the responsibility of the purchaser.

Information can be found by visiting the Clark County Clerk of Court's website and the Clark County Auditor's website.

### **TAXES AND ASSESSMENTS**

All taxes and assessments that are filed with the Clark County Treasurer will be deducted from the proceeds of the sale.

This includes delinquent real estate taxes and pro-rated taxes to the date of the Sheriff Sale. The successful bidder will be responsible for any subsequent taxes or assessments after that date.

### **REMOTE BIDS - LIENHOLDERS ONLY**

Remote bidding is strictly limited to the Plaintiff / lien holders only. If you are not notified as an interested party in the case, you will not be permitted to submit a Remote Bid.

A Remote Bid Form and the Purchaser's Information Form will need to be submitted to the Clark County Sheriff's Office by the following:

E-mail to: [tsullivan@clarkcountyohio.gov](mailto:tsullivan@clarkcountyohio.gov). Or by fax: 937-328-2515. Must be received by 4:00 PM on the day before the sale.

The results of the sales will be posted on the Clark County Sheriff's website by the close of the business day on the date of the sale.

We do not take responsibility for not receiving Remote Bid Forms and Purch. Info. Forms due to mechanical, electronic or technology issues.

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### **BIDDING**

Starting bids will be *two-thirds* of the appraised value. The appraisal is a "drive by" appraisal. The appraisers assume no responsibility for, and give no weight to, unknown legal matters, including but not limited to, concealed or latent defects, and/or the presence or harmful of said chemicals, pollutants, or gases. You must be present in order to place a bid. *Bids must be in at least \$100 increments.*

### **PROVISIONAL SECOND SALE DATE - ADDITIONAL COSTS PROVISION**

When a residential property is not sold ("*No Bids*") on the first sale date, then a second sale date will be held two weeks after the sale at the same time and location. (if that Friday is a government recognized holiday, then three weeks after) *There will not be a set minimum bid.*  
**Additional Costs Provision:** If the bid is not sufficient to pay the allowances and taxes which the court determined prior to the sale to be paid out of the proceeds, then in addition to the purchaser's bid amount they must pay the sum sufficient to pay those costs, allowances and taxes. *(If you are considering bidding on a "No Minimum" property, you can go on the Auditor's website to check the property taxes that are owed.)*

### **FINANCING**

You should be pre-approved from your lending institution for the amount you are planning to finance. You will be required to pay the balance in full when you pick up the deed. You will have ten business days to pay the balance after you are called to pick up the new deed.  
*Failure to complete the sale could result in a Contempt of Court action filed by the Sheriff's Office.*

### **DOWN PAYMENTS**

A down payment is required at the sale. The amount is determined as follows:

If the appraised value is:

*Less than or equal to \$10,000 - deposit is **\$2,000***

*Greater than \$10,000 but less than or equal to \$200,000 - deposit is **\$5,000***

*Greater than \$200,000 - deposit is **\$10,000***

*(Down payments will not be required from the Plaintiff, if the successful bidder.)*

### **DEEDS**

*The Sheriff's Office cannot guarantee a clear deed ..... although most liens are cleared after the sale is confirmed by the court.*  
 Doing a title search on the property could locate liens against the property. *Please note that Federal Liens may not be extinguished by the sale!*  
 It takes approximately **8-10** weeks for the sale to be confirmed by the court. We will receive the new deed after the Confirmation Entry is filed.

**DEBORAH K. BURCHETT, SHERIFF OF CLARK COUNTY**

BY: TIMOTHY M SULLIVAN, DEPUTY  
 SHERIFF SALES  
 937-521-2058  
[tsullivan@clarkcountyohio.gov](mailto:tsullivan@clarkcountyohio.gov)